

Short-Term Rental Committee
Minutes October 5, 2021

Present: Bea Phear, Dan Rossi, Sheila Morse, Karen Overtoom, Reid Silva, John Rau
Also Sarah (member of the public)

Members of the committee introduced themselves. It was agreed that Tuesday afternoons at 5:30 was an okay meeting time.

Bea explained that the Planning Board had requested the Select Board to create the committee, wondering whether the proliferation of short-term rentals was displacing year-round rentals, if there was a negative community impact, or if there was lost tax revenue through rentals "under the radar". There are about 50 Internet platforms that advertise on the Vineyard.

Reid questioned the intent of the committee and said issues for him included possible displacement, overcrowding, and the set of problems that come with monitoring. John wondered if the working population was effected, and said that many people rely on the rental income.

Karen said corporations are trying to buy up vacation destinations, and mentioned Venice as emptying of residents; she thought we should get ahead of the curve. Some are becoming like time-shares with partial ownerships such as the Picassa Group.

Sheila said Nantucket tried to limit the number of days a property could be rented. It failed at Town Meeting. Bea will distribute the Nantucket materials. Sheila said Edgartown is going in that direction, and Main Street is emptying out, but we are not there yet.

Reid echoed that he has dealt with a number of Edgartown properties that are investments only. This is mostly an Edgartown and Oak Bluffs issue, not so much here. He pointed out that a seasonal home is still not used in the winter whether rented by the month or by the week, or used all summer by a seasonal owner, in terms of impact. There is also the issue of employers renting seasonal workforce housing.

Dan said he echoed others' thoughts, and reported that the Harborview Hotel is writing people looking for supplemental rooms to rent. He wondered about who collects the tax revenue and which town it would go to if it went through the Harborside. People thought the tax is collected from the tenant by the realtor or the Internet platform and goes to the State, which then passes on the Town's share.

John wondered what the effect on year-round rentals would be if short-term was limited to two weeks.

Karen said it is important to differentiate between resident owners who are renting and investors.

Reid asked if we really had a problem. We should get feedback from the town. He suggested asking what other Island towns are thinking about this, too. It was decided to get more information and talk to people before the next meeting. People will research other towns:

Reid – Aquinnah

Dan – Chilmark

Sheila – Vineyard Haven

Karen – Edgartown

Bea – Oak Bluffs and Salem MA

John - Nantucket

Next meeting: Tuesday, October 19 at 5:30 pm

Respectfully submitted,

Bea Phear

Approved on January 18, 2022